



Industrial park

38 800 m², Karlovy Vary, Ostrov, Průmyslová

Ask for price



STANDARD TECHNICAL SPECIFICATION

SUPPORTING STRUCTURE

- Pad or pile foundations, insulated plinth, ground up to 30cm above floor
- Prefabricated concrete columns in 12 x 24m grid per span
- Prefabricated concrete or steel roof beams, clear height of 10m

FLOOR

- Floor: reinforced concrete floor, PE membrane, 100 mm, 30 mm thick, surface treated with hardener
- Load capacity of 50 kN/m², 60 kN point load
- Flatness according to DIN 1822, table 3, line 3

ROOF

- Corrugated steel sheets, mineral wool insulation, PVC membrane
- Free load capacity of 15 kg/m² for client installation
- Min. 2% of daylight in warehouse area
- Synthetic drainage system, emergency overflows

FACADE

- Horizontal sandwich panels with mineral wool insulation
- Prefabricated concrete facade around docks to approx. 4.5m height
- Double glazed windows in offices with insulated PVC profiles

DOCKS

- 1x electrically operated 3 x 3.2 m dock for each 1 500 sqm of hall
- Each dock equipped with hydraulic leveler, 40 kN capacity PVC choker, wheel guides
- 1x electrically operated 3 x 4.2 m drive-in gate for each 1 500 sqm of hall

HALL INSTALLATIONS

- Gas safety beacons or infrared gas radiators, heating according to norms for warehousing
- 250V gridlines under roof, PE (grounded) and water pipes
- 200 lux LED lighting including influence of climate insulation
- 1x 630 kVA dry transformer station per each 3-25 000 sqm of hall

PRODUCTION UPGRADE (OPTIONAL)

- Increased facade and roof insulation
- Heating and ventilation in accordance with code for manufacturing (warehousing)
- 300 lux LED lighting including influence of climate insulation
- Increased percentage of daylight area

OFFICES

- 2 floor custom designed in hall, incl. offices, social, locker rooms, day rooms, exit furniture and appliances
- Alternative entrance door with canopy to entrance lobby
- This option of PVC floor surfaces, suspended mineral ceiling panels
- Sanit. rooms with copper fixtures, wall tiles, and toilet accessories
- PVC roller trays below windows, 1x 220V socket per work place
- Server rooms with 2 split units and antistatic PVC floor
- Trip cooling

OUTSIDE AREAS

- Hard areas from concrete panels, sloped for drainage
- 2m high fence, access, entrance barriers and manual gate
- Green areas with grass, bushes, and trees



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Total area	38 800 m ²
Available area for rent	38 800 m ²
Min. area	38 800 m ²
Ceiling height	10 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	B
Reference number	104803

Industrial park offers production, warehouse and office space for lease. The space is suitable for light manufacturing, logistics or distribution. The park has a lettable area of 66,209 m² and aspires to one of the highest ratings in the BREEAM New Construction international sustainability certification, at Excellent. The internal layout of the space can be tailored to the tenant's requirements.

Location:

The site is located in the north of the village of Ostrov, northeast of Karlovy Vary. Easy access to the main road I/13, which connects Karlovy Vary, Chomutov, Most, Teplice and Ústí nad Labem.

The park is accessible by public transport - bus stop within walking distance.

Facilities and services:

- Flexible units (warehouse / light production / office / showroom)
- Property management on site
- Building maintenance
- 428 x parking spaces for cars
- 30 x parking spaces for trucks

Warehouse/Industrial space:

- 4 x Drive in
- Floor loading capacity 5 t/m²
- Clear height 10 m
- 23 x Docks
- Light transmittance 2%
- Column module 12 m x 24 m
- LED lighting 200 Lux
- ESFR sprinkler system

Offices:

- Customized office space

Tenant does not pay commission.



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